

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

January 3, 2005

PRESENT: Mark Decker, Co-Chairman
John Potera
Terry Janicz
Rick Meahl
Rebecca Baker, Zoning Officer
Christine Falkowski, Planning Board Clerk

The Planning Board meeting was called to order by Mark Decker at 7:30PM.

Pre-Application Conference – Subdivision/Site Plan/Variance

Dollar General Store – Main Road (next to McDonald's)

Brandon Moss, Principal of DOT Development, Conneaut Lake, Pennsylvania, and Glen Cooley, Engineer, attended the meeting. Mr. Moss is the developer, and Dollar General would be his tenant. Mr. Moss stated that he has had a purchase contract with Mr. Burg pending for the last year. Mr. Burg does not want to subdivide (150' x 500' off his 40 acre parcel) unless Dollar General has site plan approval. They would like to build a 70' x 130' (9100 square foot) masonry (splitface block) retail store. A preliminary site plan was distributed. The new Route 5 Overlay Zone was reviewed. 9,100 square feet demands 45.5 parking spaces, and they show 37. Access is also an issue as the Overlay requires 330' minimum driveway spacing (0 – 100 peak hour trips) for a major arterial road vs. 150'. They anticipate less than 100 cars per day. Store hours would be 10AM – 8PM. One semi-truck would unload every three days and one garbage truck per week. Mr. Burg will not sell them more land. Also, pole mounted lighting shall not exceed 15'; they would like it to be 25'. Otherwise this forces them to use building mounted lights shining out. They wanted to have a pole sign, but since it is prohibited, they can do a ground sign. Mr. Moss stated that Dollar General will insist on an internally lit sign, but this is also not allowed. He suggested the Planning Board check one out. It was noted that the Planning Board can waive any design requirement as long as it doesn't diminish the intent or infringe on the ZBA's authority.

The site plan will be reworked to conform with the Overlay as much as possible (dumpster screening, landscaping at front, front and side elevations, drainage plan with stormwater calc's, lighting, façade, etc.). Another pre-app conference will be held, and we will consider inviting the Zoning Board. A variance may be needed for insufficient parking spaces, inadequate frontage for access and possibly the internally lit sign.

See subsequent clarification attached.

Minutes Review

John motioned to approve the minutes of December 13th, seconded by Terry and all approved.

Mattioli 2-Lot Subdivision – Swift Mills Road – update

A proposed drainage easement agreement was received and is awaiting approval by Nathan Neill. The Planning Board reviewed the revised site plan showing the easement and drainage plan with proposed swales on all lots. The fee has been paid, and all conditions of the subdivision approval have now been met.

Special Use Permits in RA Zone for Commercial Enterprise

The draft outline was revised and discussed. Changes will be made and reviewed at the next meeting.

Agenda deadline: Friday, January 7, 2005

Next meeting: Monday, January 17, 2005

John made a motion to adjourn the meeting at 9:30PM, seconded by Rick and all approved.

Respectfully submitted,

Christine Falkowski
Recording Secretary